132.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,514,700 / 1,514,700
					USE VALUE:	1,514,700 / 1,514,700
					ASSESSED:	1,514,700 / 1,514,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		CHURCHILL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT CHARLES A & JANE F
Owner 2:	
Owner 3:	
Street 1:	1 CHURCHILL PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,508 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 2014, having primarily Clapboard Exterior and 4897 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10508.000	919,200		595,500	1,514,700
Total Card	0.241	919,200		595,500	1,514,700
Total Parcel	0.241	919,200		595,500	1,514,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.33 | /Parcel: 309.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	85142
GIS Ref	
GIS Ref	
Insp Date	01/06/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	913,200	0	10,508.	595,500	1,508,700	1,508,700	Year End Roll	12/18/2019
2019	101	FV	804,500	0	10,508.	628,600	1,433,100	1,433,100	Year End Roll	1/3/2019
2018	101	FV	804,500	0	10,508.	463,200	1,267,700	1,267,700	Year End Roll	12/20/2017
2017	101	FV	804,500	0	10,508.	443,300	1,247,800	1,247,800	Year End Roll	1/3/2017
2016	101	FV	804,500	0	10,508.	410,300	1,214,800	1,214,800	Year End	1/4/2016
2015	101	FV	663,100	0	10,508.	382,300	1,045,400	1,045,400	Year End Roll	12/11/2014
2014	132	FV		0	10,508.	56,000	56,000	56,000	Year End Roll	12/16/2013
2013	132	FV		0	10,508.	53,400	53,400	53,400		12/13/2012

!10327!

PRINT

Date	Time
12/11/20	00:38:53

LAST REV

Date	Time
07/19/17	10:16:56
apro	
10327	

USER DEFINED

Prior Id # 1:	85142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12722-673		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2014	721	Heat App	22,000					
11/27/2013	1746	New Buil	505,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2015	Meas/Inspect	PT	Paul T
11/6/2014	External Ins	PC	PHIL C
7/1/2014	Info Fm Prmt	PC	PHIL C
11/27/2013	Info Fm Prmt	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10508		Sq. Ft.	Site		0	90.	0.63	10			Topo	-10					595,548						595,500	

Total AC/HA: 0.24123 | Total SF/SM: 10508 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 595,548 | Spl Credit | Total: 595,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.96319908
Const Adj.:	1.34986496
Adj $ / SQ:	136.520
Other Features:	154095
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	922881
Depreciation:	3692
Depreciated Total:	919190

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	4	HB	

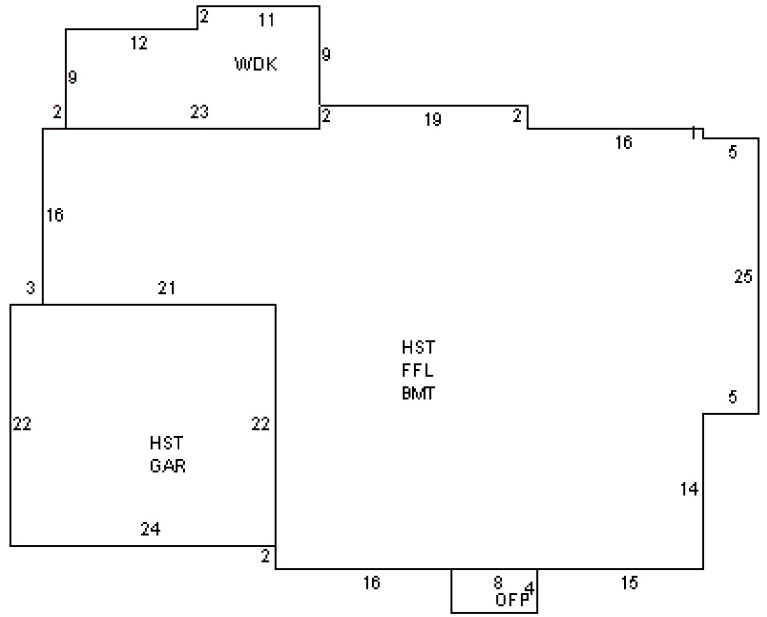
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.19
Special Features:	0	Val/Su Net:	148.23
Final Total:	919200	Val/Su SzAd	274.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,059	63.990	131,763
FFL	First Floor	2,059	136.520	281,094
HST	Half Story	1,294	136.520	176,588
GAR	Garage	528	26.640	14,066
WDK	Deck	229	13.990	3,205
OFP	Open Porch	32	59.390	1,901

Net Sketched Area:	6,201	Total:	608,617
Size Ad	3352.5	Gross Are	7494	FinArea	4897
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	